

Today's Agenda

- Park District Planned Development Overlay
- Everett 2044: Growth Alternatives Briefing Continued
- 2023 State Legislative Session Debrief
- Middle Housing



THE PARK DISTRICT





MIXED
INCOME

HEIGHT
TO ENABLE
SCALE

work/live
&
childcare



MIXED
USE

human
scale



SUSTAINABLE
Heavy timber

CONSTRUCTION

adjacency
buffers



RACIAL
EQUITY

biophilia
CONNECTION
TO NATURE



TOD
TRANSIT ORIENTED
DEVELOPMENT

WALKABLE



neighborhood
RETAIL

healthy
buildings,
environment
& ecology

MISSION

The EVERETT HOUSING AUTHORITY
creates affordable housing,
fosters healthy communities where households
thrive, and replaces systemic racism with equity for
all.



COMMITMENT IN DELTA

- Delta neighborhood for 80 years
- \$750M aimed for the Park District
- Mixed-income housing
- Curate civic & retail amenity needs

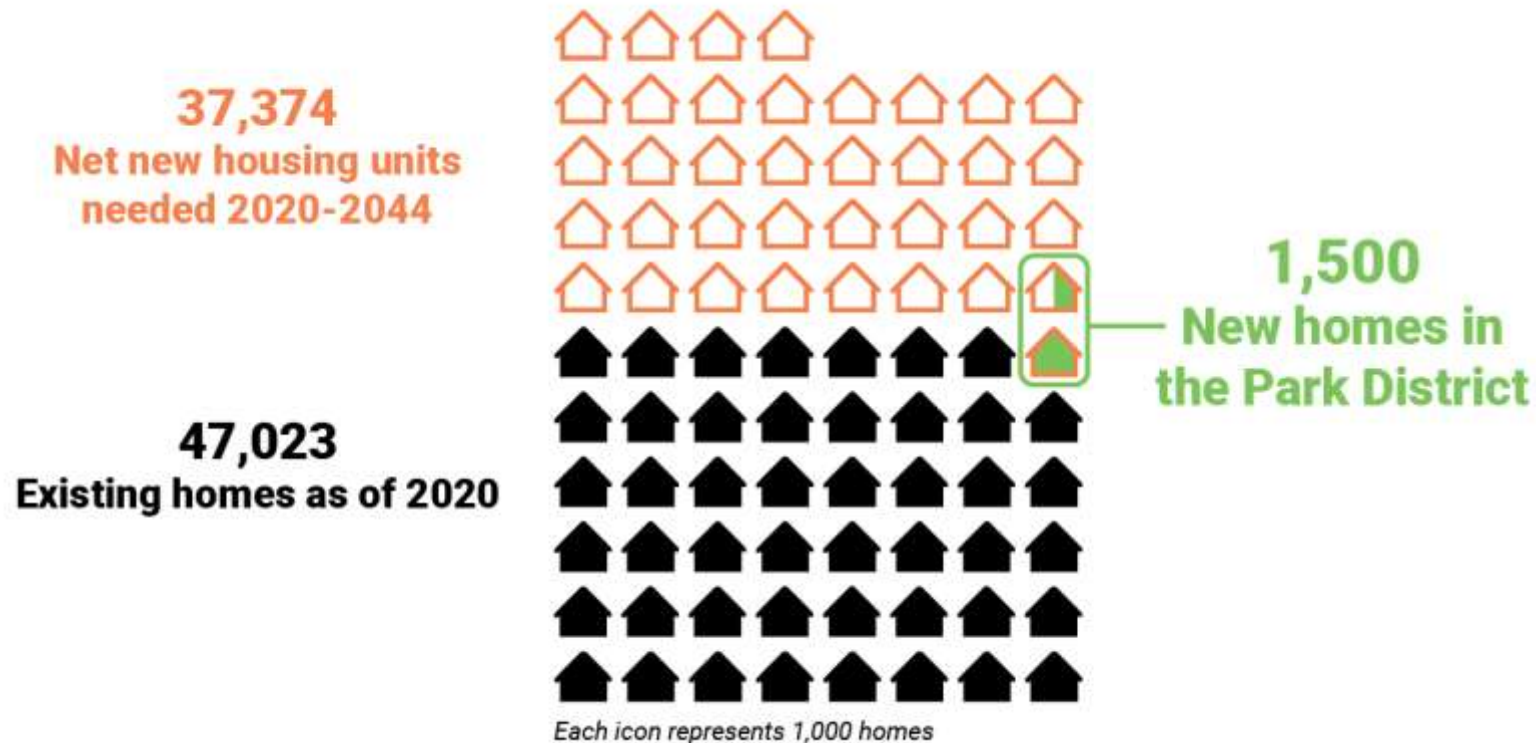


NEED and OPPORTUNITY

- **HOUSING**
- **EQUITY AND COMMUNITY BUILDING**
- **DECARBONIZATION**

NEED: HOUSING

According to Snohomish County,
Over 37,000 new housing units are needed in
Everett by 2044

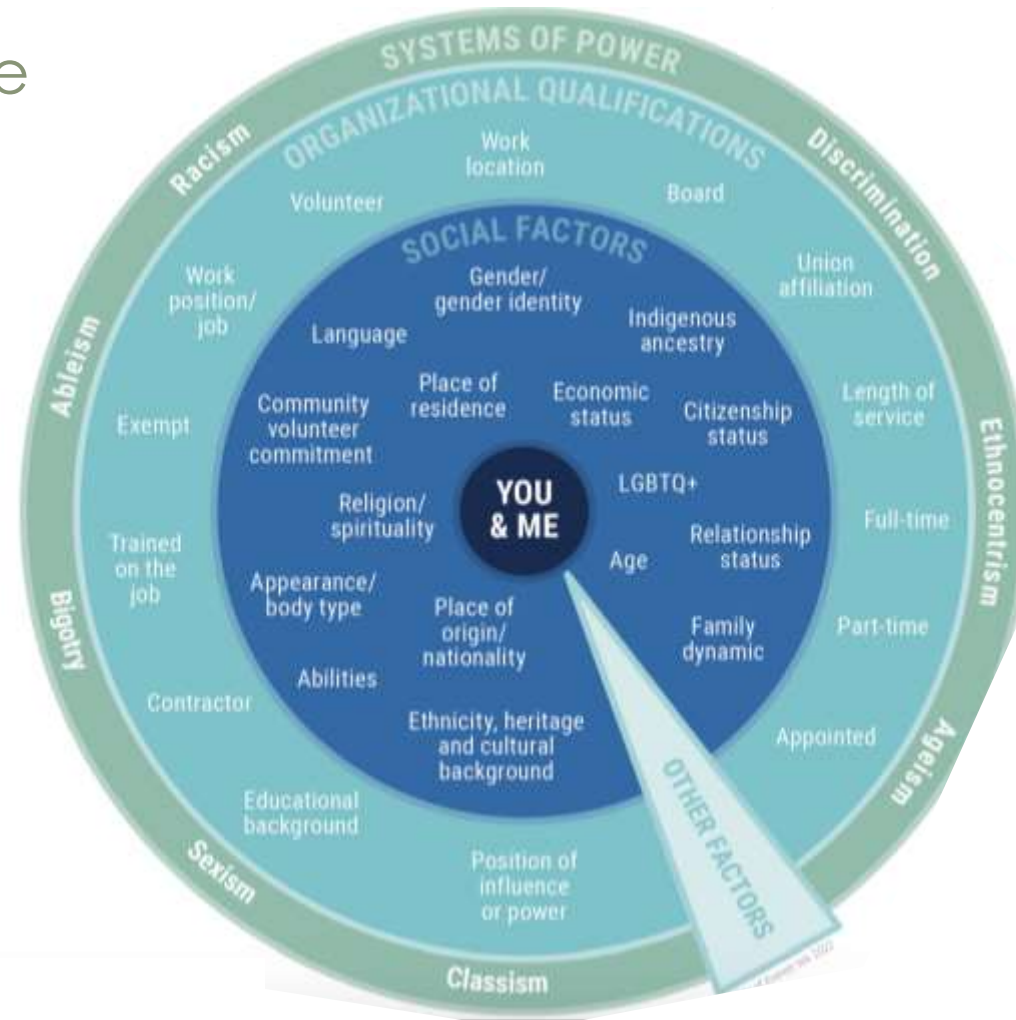


OPPORTUNITIES: HOUSING



NEED: EQUITY

- Mayor's 2020 One Everett initiative



COMMUNITIES OF OPPORTUNITY



EQUITY & COMMUNITY-BUILDING

Filling gaps in neighborhood needs by actively pursuing partnerships with:

- KSER
- Childcare providers
- Early education providers
- Everett Library
- Potential neighborhood retail business owners



NEED: DECARBONIZATION

- City of Everett Climate Action Plan has ambitious decarbonization goals

COMMUNITY TARGET

Reduce Everett community **GHG emissions 50% by 2030** and **80% by 2050**, compared to the 2014 baseline.

NEED: DECARBONIZATION

	Goal GO-1: Strengthen capacity to support climate action.
	Strategy GO-1.1: Improve City staff knowledge of and capacity for their role in climate action.
	Goal T-1: Embrace non-car travel.
→	Strategy T-1.1: Prioritize, incentivize, and promote transportation by biking, walking, and transit.
→	Strategy T-1.2: Reduce commute trips.
	Goal T-2: Transition to the use of clean, energy-efficient vehicles.
→	Strategy T-2.1: Transition to electric vehicles (EVs).
	Goal E-1: Eliminate natural gas from new and existing buildings.
→	Strategy E-1.1: Mandate all-electric construction.
	Goal E-2: Electrify the transportation system through infrastructure development.
→	Strategy E-2.1: Create a robust electric vehicle (EV) charging station network.
	Goal GE-1: Position Everett as a green economy hub of the future.
→	Strategy GE-1.1: Incentivize green infrastructure.
→	Strategy GE-1.2: Recruit and support green business and industry.
	Goal GE-2: Prepare Everett residents for jobs in the green economy.
→	Strategy GE-2.1: Increase education, workforce training, and local recruitment in green jobs and fields.
	Goal GE-3: Promote the local, circular economy.
	Strategy GE-3.1: Incentivize local and green purchasing for city government and the community.
	Strategy GE-3.2: Catalyze a sharing and reuse economy.
	Strategy GE-3.3: Support local agriculture and small businesses.
→	Goal LU-1: Create centralized activity centers with a dense and diverse mix of services, amenities, jobs, and housing types in areas well-served by public transit.
	Strategy LU-1.1: Support intentional high-density development.
	Goal LU-2: Develop vibrant, healthy, and livable neighborhoods.
→	Strategy LU-2.1: Improve neighborhood walkability.
→	Strategy LU-2.2: Increase, protect, and restore green spaces and natural areas within the community.

DECARBONIZATION

- Support intentional high-density development
- Walkable and bikeable
- Sustainable building and site design
- Parks and community gardens
- Additional tree canopy



DESIGN

- NEIGHBORHOOD
- PROGRAM
- OPEN SPACE

DESIGN TEAM

MAKERS
architecture • planning • urban design

REAL RETAIL

QUICK
NATALIE CONSULTING

framework

GGLO

GRAHAM BABA ARCHITECTS

JA

berger
PARTNERSHIP

M I G

heffron
transportation inc

EA
EA Engineering, Science,
and Technology, Inc., PBC

ECOTOPE



DESIGN TOPICS OVERVIEW

- Context and Neighborhood connections
- Program including
 - Desired neighborhood retail
 - Community-serving civic uses
- Network of open space including
 - Significant central multi-use park
 - Thoughtful edge buffering
 - Height and open space relationships

THE PARKS DISTRICT PLAN ORIENTATION



NEIGHBORHOOD CONNECTIONS



NEIGHBORHOOD CONNECTIONS



NEIGHBORHOOD CONNECTIONS



NEIGHBORHOOD CONNECTIONS



- Neighborhood is invited into retail on Hemlock

NEIGHBORHOOD CONNECTIONS

Green Connection to Wiggums
Hollow Park

Engaging and walkable Fir Street



PROGRAM



A new neighborhood heart

PROGRAM SYNERGIES



PROGRAM



CIVIC AND RETAIL USES



A new neighborhood heart

OPEN SPACE



NEW PARK SPACES

- Gathering plaza
- Great lawn
- Community gardens
- Play areas



OPEN SPACE AND HEIGHT DISTRIBUTION



OPEN SPACE AND HEIGHT DISTRIBUTION



COMMUNITY BENEFITS SUMMARY

housing supply

housing affordability

housing variety

decarbonization

network of open spaces

neighborhood connections

community-serving civic uses

successful neighborhood retail

Delta Community investment

Delta Community amenities



NEXT STEPS AND SCHEDULE

NEXT STEPS

- **Equitable outreach and engagement**
- **Design refinements**
- **Engaging civic partners**
- **PDO process**

PROCESS

APPROVAL	DECISION-MAKER(S)
Planned development overlay Development agreement Environmental impact statement Street vacation	Planning Commission and City Council City Council Staff City Council





Draft Growth Alternatives Continued

Everett 2044 Comprehensive Plan Periodic Update Project

PLANNING COMMISSION MEETING

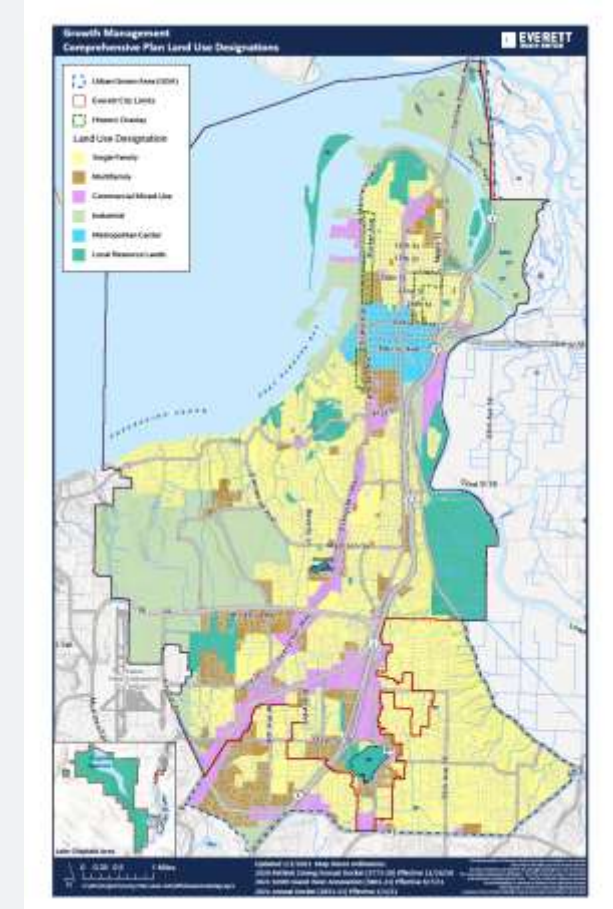
May 16, 2023





Statutory Requirements

- Extend planning horizon to 2044
- Respond to new state laws
- Consistency with
 - Multicounty Planning Policies
 - Regional Growth Strategy
 - Countywide Planning Policies
- Public participation
- Environmental review

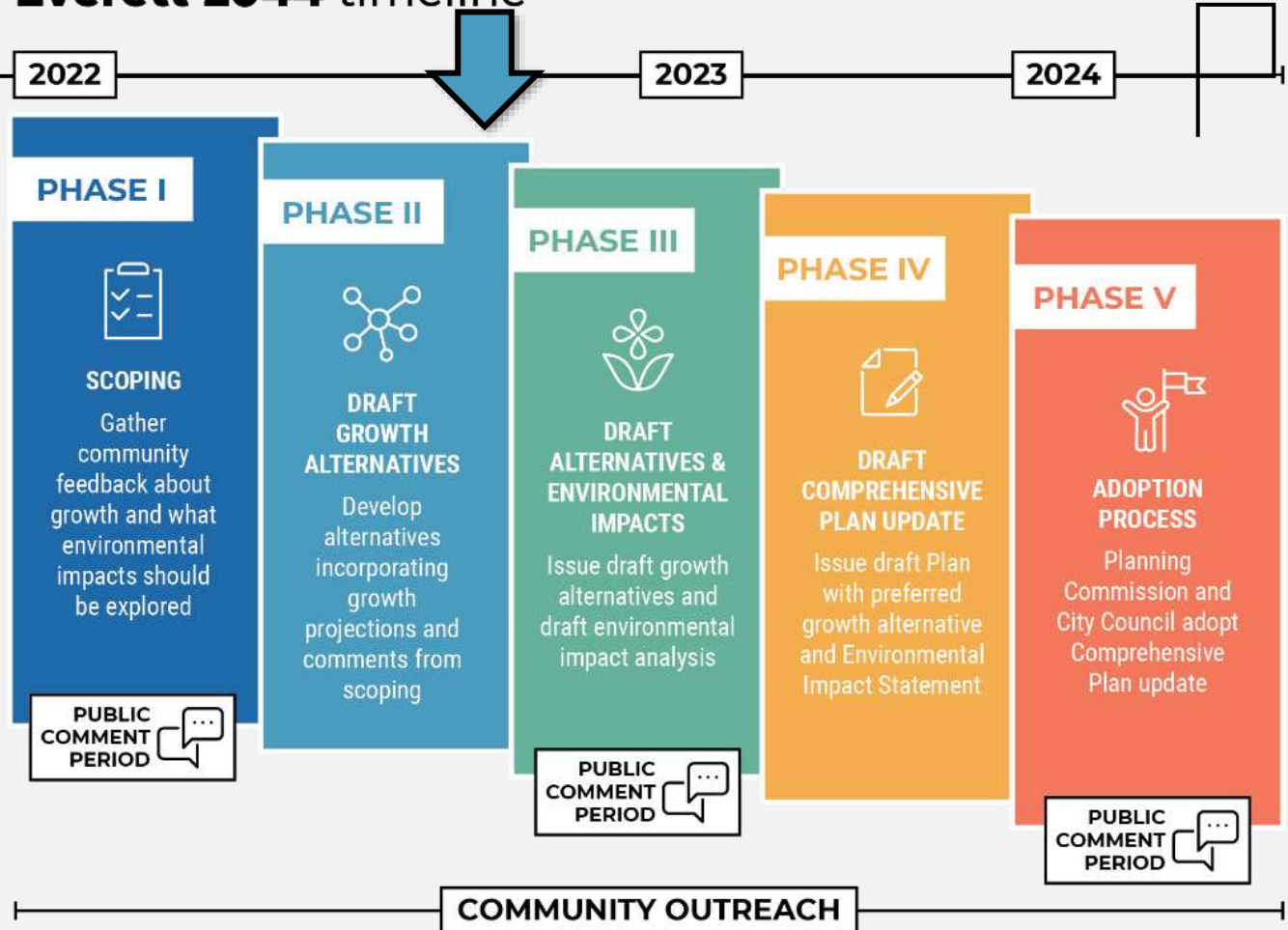


Continuation of Draft Alternatives introduction

Today's Meeting

- Key Questions
- Growth Geographies
- Housing Types
- Growth Alternatives
- Next Steps

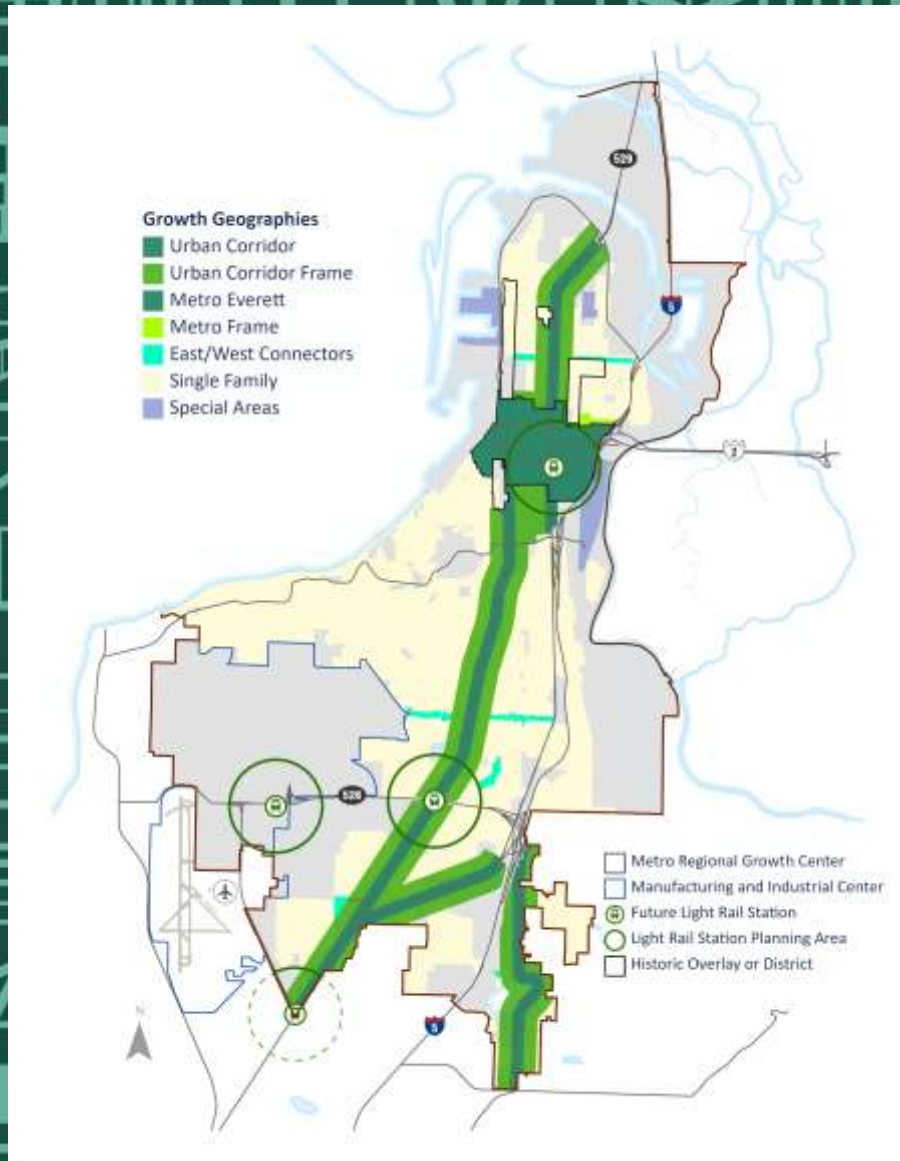
Everett 2044 timeline



Key Questions



- Are the draft growth alternatives the right ones?
- What changes should be made before proceeding to environmental review?



GROWTH GEOGRAPHIES

- Urban Corridor frontage
- Urban Corridor frontage frame
- Metro Everett and Metro Everett frame
- Light Rail Station areas
- East/West connectors
- Residential neighborhoods
- Special areas
- Employment areas

Growth Geographies

Name	Location
Metro Everett	Metro Everett Boundary
Metro Everett Frame	Areas w/easy access to Metro Everett
Light Rail Stations	4 light rail station areas
Urban Corridors Frontage	Broadway no. of 41 st ; Rucker Ave/Evergreen Way so. of Metro Everett; Everett Mall Way; 19 th St. SE
Urban Corridors Frontage Frame	Areas adjacent to Urban Corridor Frontage
East/West Connectors	19 th St.; Madison Ave; Casino Rd. (east); 100 th St. (SW/SE); 112 th St. SW/SE
Neighborhood Residential	All other residential areas

Housing Typologies

Typology	Housing Types
Single-family Residential	Existing single-family designations.
Neighborhood Residential	Detached single-family homes, duplexes, triplexes, and accessory dwelling units, townhomes, quadplexes, fiveplexes, sixplexes, stacked flats, cottage style and courtyard apartments (middle housing)
Low-Rise	Walk-up apartments or condominiums (up to 3 floors)
Mid-Rise	Apartments or condominiums in buildings with ~4-6 floors
High-Rise	Apartments or condominiums in buildings with ~7 or more floors (>75 feet in height) and requiring steel frame construction

Housing types – By Growth Geographies

	Single-family	Neighborhood residential	Low rise	Mid rise	High rise
Houses & ADUs	✓	✓	✓		
Townhouses	✓	✓	✓		
Plexes	✓	✓	✓	✓	
Courtyard apts.		✓	✓	✓	
4-6 floor apts.				✓	✓
7+ floor apts.					✓

Housing types



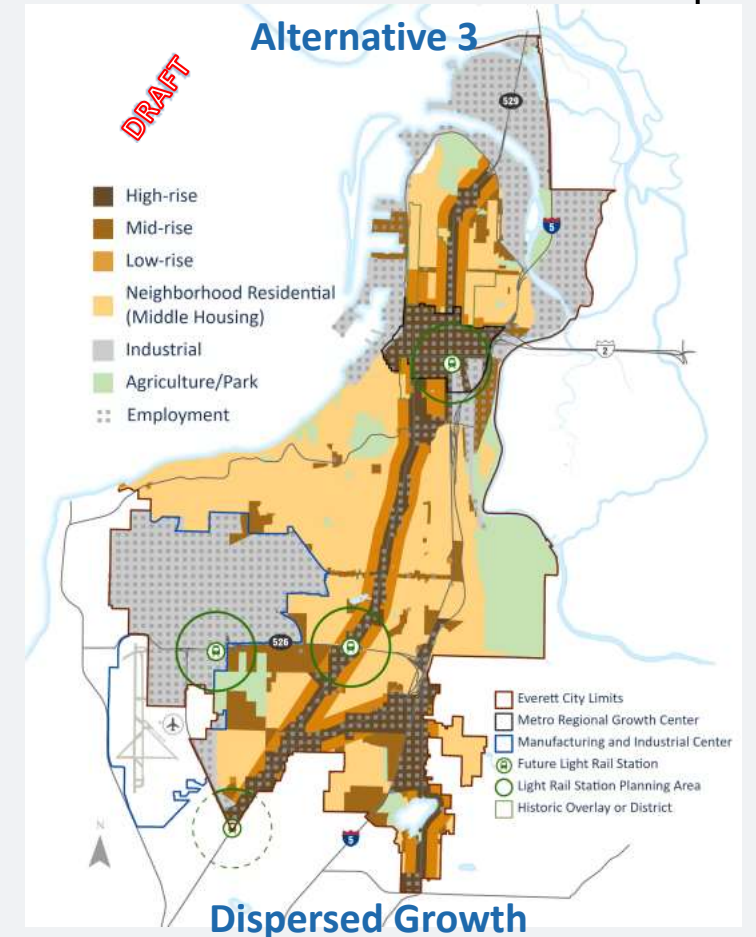
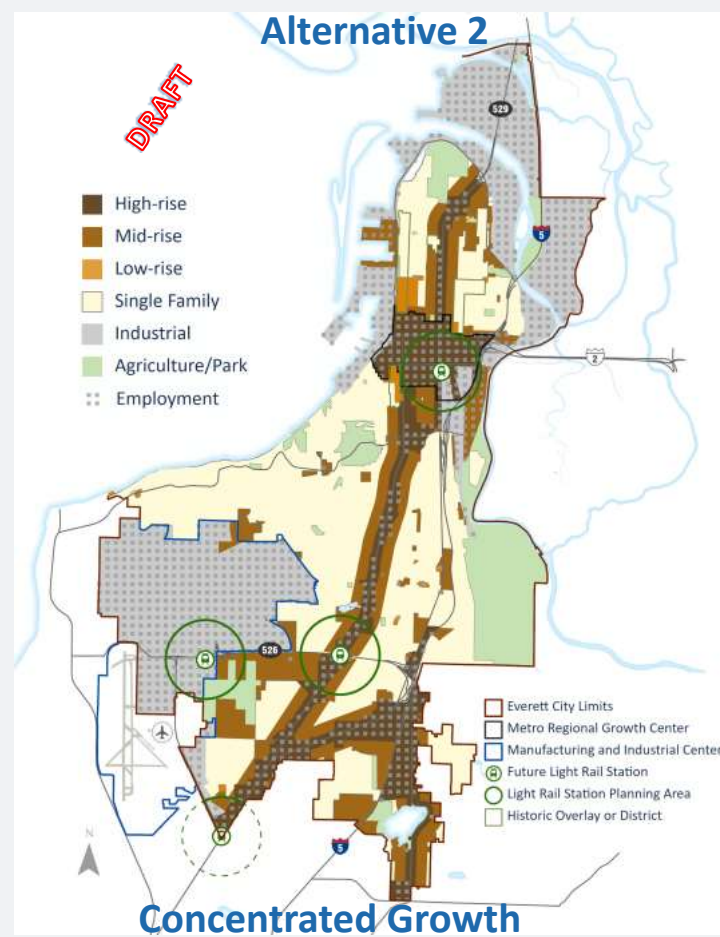
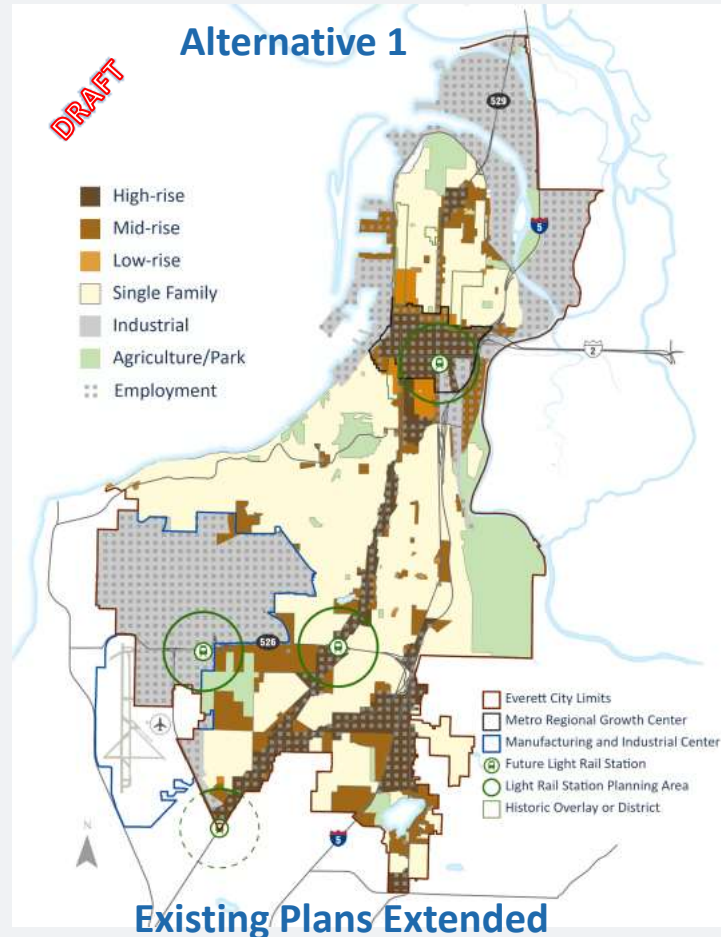
Source: Washington State Department of Commerce

Growth Alternatives Goals



1. Maximize differences between them
2. Be reasonably achievable
3. Focus on housing growth
4. Achieves growth targets
(37,000 new housing units & 76,000 new jobs)

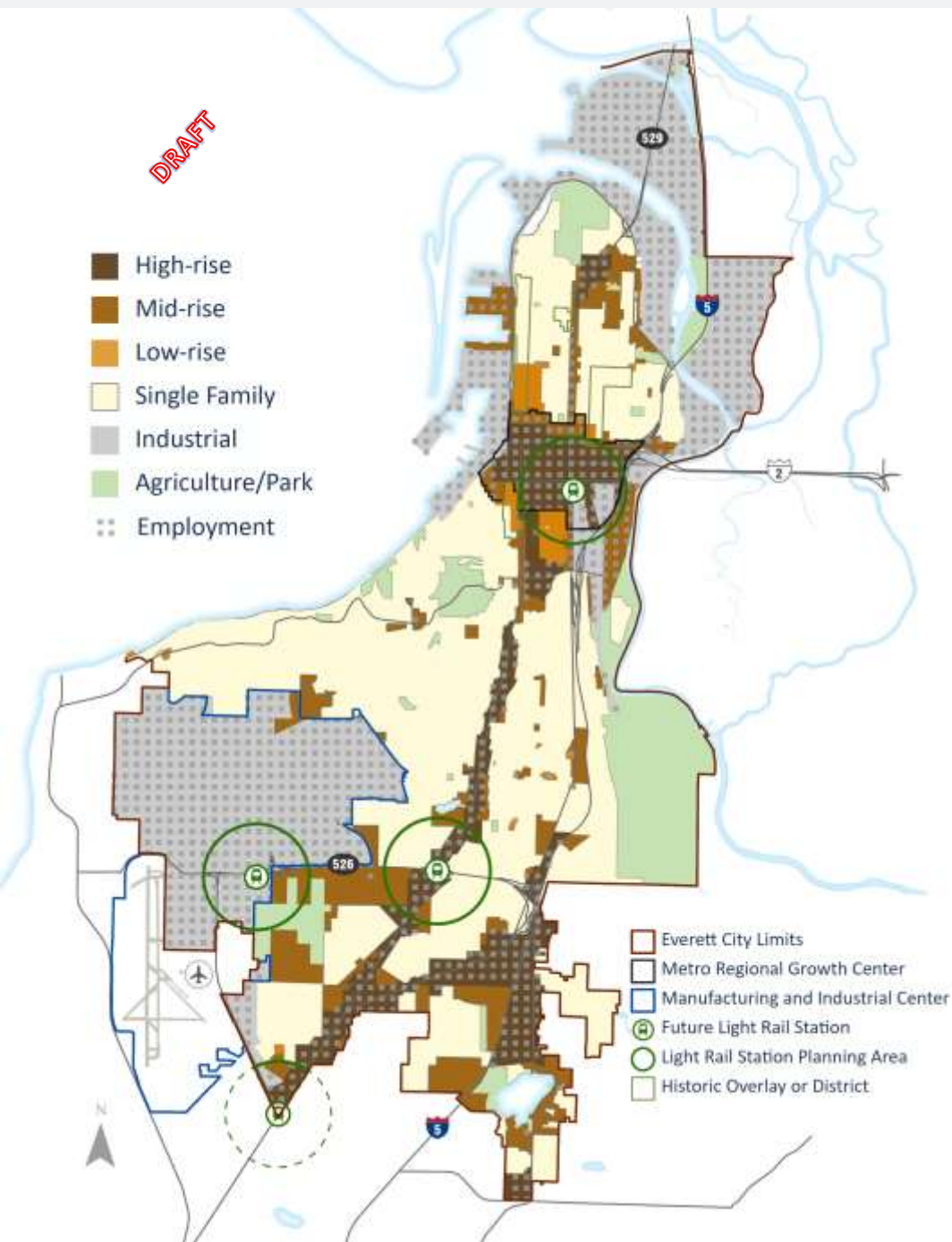
Draft Growth Alternatives



Everett 2044

Alternative Comparison

	Alt 1: Current Plans Extended	Alt 2: Concentrated Growth	Alt 3: Dispersed Growth
Urban Corridors	Mid-rise High Rise	High-rise	High-rise
Urban Corridor Frame	Single-Family Detached	Mid-rise	Low-rise
Metro Everett	High-rise	High-rise	High-rise
Metro Frame	Single-Family Detached	Mid-rise	Low-rise
East/West Connectors	Single-Family Detached	Single-Family Detached	Low-rise
Light Rail Station areas	Mid-rise Single-Family Detached	Reserved for subarea planning.	Reserved for subarea planning.
Neighborhood Residential	Single-Family Detached	Single-Family Detached	Neighborhood Residential
Special areas (Waterfront/Riverfront)	Mid-rise	Mid-rise	Mid-rise



Alternative 1

Current Plans Extended

- Housing along urban corridors and Metro Everett
- Minor increase to meet 2035 targets (ADU, HDIP)
- Acknowledgement of future light rail station areas
- **21,000 new housing units by 2044**

Everett 2044

DRAFT

- High-rise
- Mid-rise
- Low-rise
- Single Family
- Industrial
- Agriculture/Park
- Employment

- Everett City Limits
- Metro Regional Growth Center
- Manufacturing and Industrial Center
- Future Light Rail Station
- Light Rail Station Planning Area
- Historic Overlay or District

Alternative 2 Concentrated Growth

- Increased capacity for 17,000 additional homes beyond Alternative 1 existing plans extended
- Urban corridors, Metro Everett, Light Rail station areas, transitions between urban corridors and neighborhood residential
- **37,000 new housing units by 2044**

Everett 2044

DRAFT

- High-rise
- Mid-rise
- Low-rise
- Neighborhood Residential (Middle Housing)
- Industrial
- Agriculture/Park
- Employment

- Everett City Limits
- Metro Regional Growth Center
- Manufacturing and Industrial Center
- Future Light Rail Station
- Light Rail Station Planning Area
- Historic Overlay or District

Alternative 3 Dispersed Growth

- Increase in capacity for 17,000 additional homes
- Majority as middle housing in neighborhood residential
- Some additional in Metro Everett, Urban Corridors, and Light Rail Station Areas
- **37,000 new housing units by 2044**

Everett 2044

Next Steps

- Outreach to hear community feedback on key questions
- Continue to discuss Comprehensive Plan Elements and implementation with Planning Commission
- Continue further technical analysis and environmental review



Upcoming Everett 2044 Events

May 17	10:00 am <i>Resource Fair (Senior Center)</i>
	4:00 pm <i>Open House – South (Evergreen Branch Library)</i>
May 20	12:00 pm <i>Open House – Central (Everett Station Weyerhaeuser Room)</i>
May 22	4:00 pm <i>Council of Neighborhoods - Tentative</i>
May 24	6:30 pm <i>City Council</i>
June 6	5:30 pm <i>Open House – Online</i>
June 8	4:00 pm <i>Citizen Advisory Committee</i>
June 9-10	10:00 am <i>Sorticulture</i>
June 13	4:00 pm <i>Open House – North (Everett Community College)</i>
June 20	6:30 pm <i>Planning Commission</i>



Everett 2044
Planning our future together

Thank you.
Questions?

2023 STATE LEGISLATIVE SESSION DEBRIEF

2023 State Legislature

Objective Regulations ([HB 1293](#))

Middle Housing ([HB 1110](#))

Accessory Dwelling Units ([HB 1337](#))

Climate Change ([HB 1181](#))

Twelve Unit Condo ([SB 5058](#))

Permit Process ([SB 5290](#))

Categorical Exemptions ([SB 5412](#))



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Objective Regulations (HB 1293)

- Everett may only apply “clear and objective” development regulations governing the exterior design of new development, which may not result in a reduction in density/height/bulk/scale below the generally-applicable development regulations. (p. 1)
- Designated historic districts are exempt (p. 2)



MIDDLE HOUSING (HB 1110)

To be covered under middle housing agenda item



ACCESSORY DWELLING UNITS (HB 1337)

Everett must allow:

- At least two accessory dwelling units on all lots that allow for detached housing and that meet the minimum lot size for the principal unit (page 5)
- Ownership segregation

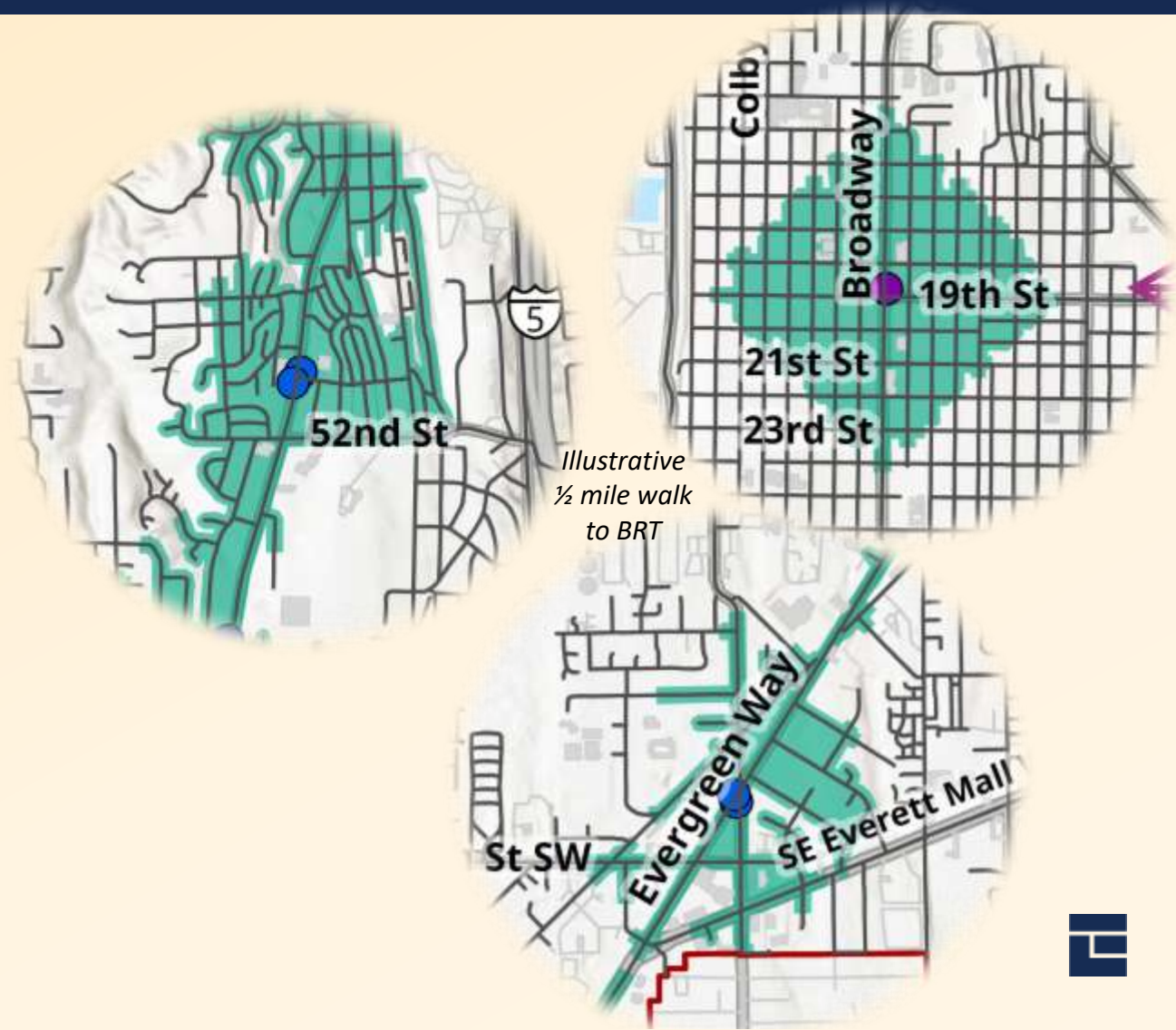
Everett may not require:

- Owner occupancy for an ADU or the principal dwelling (page 5)
- Roof heights limited below 24' (page 6)
- Standards for accessory dwelling units that are more restrictive than for principal units (page 6)



ACCESSORY DWELLING UNITS (HB 1337)

- Everett may not require off-street parking that exceeds the following, per unit (p. 6)
 - **Zero** for ADUs within ½ mile walking distance of BRT/rail
 - **One** for ADUs on lots smaller than 6,000 square feet
 - **Two** for ADUs on lots larger than 6,000 square feet



CLIMATE CHANGE (HB 1181)

- New and revised Growth Management Act goals (pp. 2-3)
- Environmental justice (p. 5)
- Multimodal level-of-service standards (p. 13, line 22)
- Multimodal transportation demand and needs (p. 14, lines 9-10)



CLIMATE CHANGE (HB 1181)

- Climate change and resiliency element (pp. 16-19)
 - Climate element that "avoids creating or worsening localized climate impacts to overburdened communities
 - Prioritize pollution reductions and resilience actions that benefit overburdened communities
 - Due by 12/31/2029
- State agency support (pp. 21-22, 31)



12-Unit Condo Liability (SB 5058)

A building with 12 or fewer units that is no more than two stories is not a “multiunit residential building” for purposes of Chapter 64.55 RCW (Construction Defect Disputes—Multiunit Residential Buildings



Categorical Exemptions (SB 5412)

- Housing development projects are categorically exempt from the State Environmental Policy act when:
 - The development is consistent with the comprehensive plan
 - The environmental analysis for the comprehensive plan adequately reviewed and mitigated probable impacts of such development



Permit Process (SB 5290)

- Permit review timelines:
 - 28 days for determination of completeness (14 days for re-review)
 - 45 days from determination of completeness for final decision (100 days if public notice, 170 days if public hearing). Pause for applicant response time.
- Permit fee refund if timelines not met
- Performance measurement and reporting
- State agency support

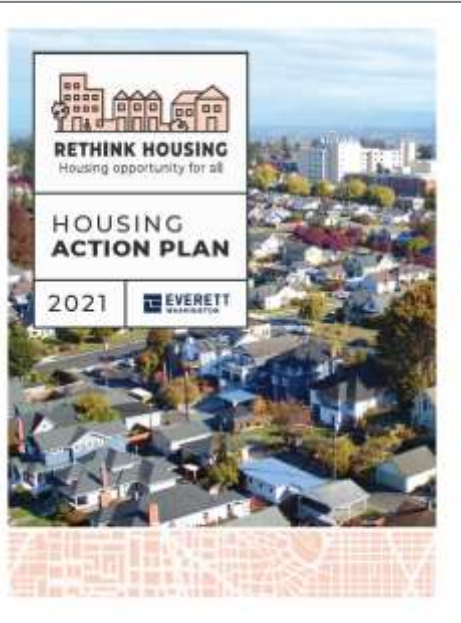
MIDDLE HOUSING



Everett 2044

Planning our future together

Convergence



Middle
Housing Grant

Dispersed
Growth
Alternative

Middle
Housing Bill
(HB 1110)

Draft regulations

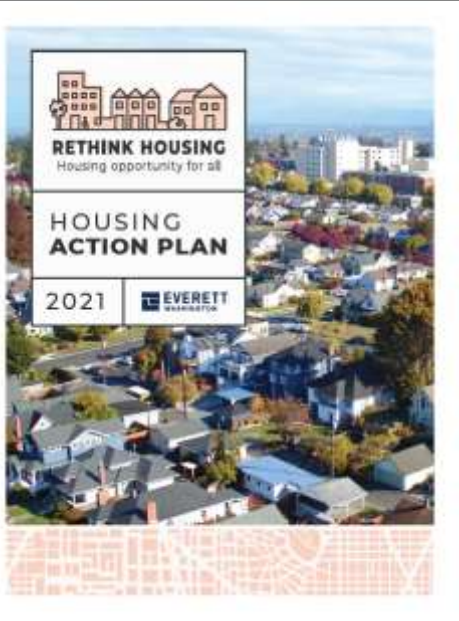
EIS Alternative

State requirements



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Dispersed Growth Alt. for Environmental Review



Middle
Housing Grant

Dispersed
Growth
Alternative

Middle
Housing Bill
(HB 1110)

Draft regulations

EIS Alternative

State requirements



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Planning our future together

Legislative Update

Middle housing grant program status and tools for cities



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Legislative Update

E2SHB 1110 Middle Housing

EHB 1337 Accessory Dwelling Units

ESHB 1293 Streamlining Development Regulations

Four insights about these GMA housing bills

- **E2SHB 1110, EHB 1337, and EHB 1293** all mandate reforms to **development regulations**, not comprehensive plans
- **E2SHB 1110 and EHB 1337** **regulate by form and units per lot**, not dwelling units per acre
- **E2SHB 1110** provides for timely and predictable outcomes with **administrative design review** and **objective design standards**
- **EHB 1293** applies to all development, not just middle housing or ADUs, and provides clarity about **clear and objective development regulations**

Two important GMA Definitions

- A **comprehensive plan** is “a *generalized* coordinated land use *policy statement* of the governing body of a county or city . . .”
- **Development regulations** are “*controls* placed on development or land use activities by a county or city . . .”

RCW 36.70A.030 (GMA definitions)

E2SHB 1110 Sec. 2 – adds GMA Definitions

•

“Middle housing” means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing RCW 36.70A.030(21)

“Administrative design review” means a development permit process whereby an application is reviewed, approved, or denied by the planning director or the planning director’s designee based solely on **objective design and development standards** without a public meeting or hearing, unless such review is otherwise required by state or federal law, or the structure is a designated landmark or historic district established under a local preservation ordinance . . . RCW 36.70A.030(1)

ESHB 1293 – Design review & objective standards

- (1) **“Design review”** means a formally adopted local government process by which projects are reviewed for compliance with **design standards** for the type of use adopted through local ordinance.
- (2) Counties and cities . . . may apply . . . only **clear and objective development regulations** governing the exterior design of new development . . . a clear and objective development regulation:
 - (a) **Must include one or more ascertainable guideline, standard, or criterion** by which an applicant can determine whether a given building design is permissible under that development regulation; and
 - (b) **May not result in a reduction in density, height, bulk, or scale** below the generally applicable development regulations for a development proposal in the applicable zone.

E2SHB 1110 New responsibilities for Commerce

- Commerce will continue to provide technical support and administer grants, but has additional tasks assigned by these bills, including new **certification responsibilities**.
- Commerce will publish **guidance** and undertake **rulemaking** to carry out many of these tasks.
- Commerce will issue **model middle housing ordinance(s)** by December 31, 2023. In doing so, Commerce will consider the **middle housing toolkit** issued by June 30 as well as stakeholder input solicited at workshops and webinars this summer.

E2SHB 1110 Sec. 4– Model ordinance(s)

(1)(a) The department is directed to provide technical assistance to cities as they implement the requirements under section 3 of this act.

(2)(a) The department shall publish **model middle housing ordinances** not later than six months following the effective date of this section.

(2)(b) In any city subject to section 3 of this act that has not passed ordinances, regulations, or other official controls within the time frames provided under section 3(11) of this act, the model ordinance **supersedes, preempts, and invalidates** local development regulations until the city takes all actions necessary to implement section 3 of this act.



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Middle Housing Grant Program Update

Purpose of the Grant Program and participating cities

Toolkit of illustrated middle housing development standards

Other materials available to cities as they prepare middle housing regulations



In 2022 session, ESSB 5693 created the Middle Housing Grant Program

This budget proviso allocated \$7.5 million for cities in Central Puget Sound to consider **middle housing** policies and regulations.

“For purposes of this subsection, “middle housing types” include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing, and stacked flats.”



Duplex



Fourplex



Courtyard Apartments



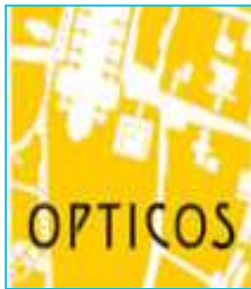
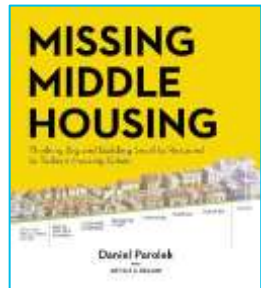
Cottage Housing



Townhouses

Commerce products available for use by cities

- Toolkit of potential design and development standards
- Photo library of middle housing types in Washington
- Answers to frequently asked questions
- Pro forma tool
- Powerpoint slide decks
- Videos of slide decks



Toolkit concepts

Where can Middle Housing be added?

Distributed throughout a block of detached homes

Middle Housing types blend in with detached houses due to similar form and scale



Toolkit concepts

Where can Middle Housing be added?

Transition from a mixed-use corridor to a residential neighborhood

Middle Housing types create a good transition from mixed-use corridors to the interior of neighborhoods

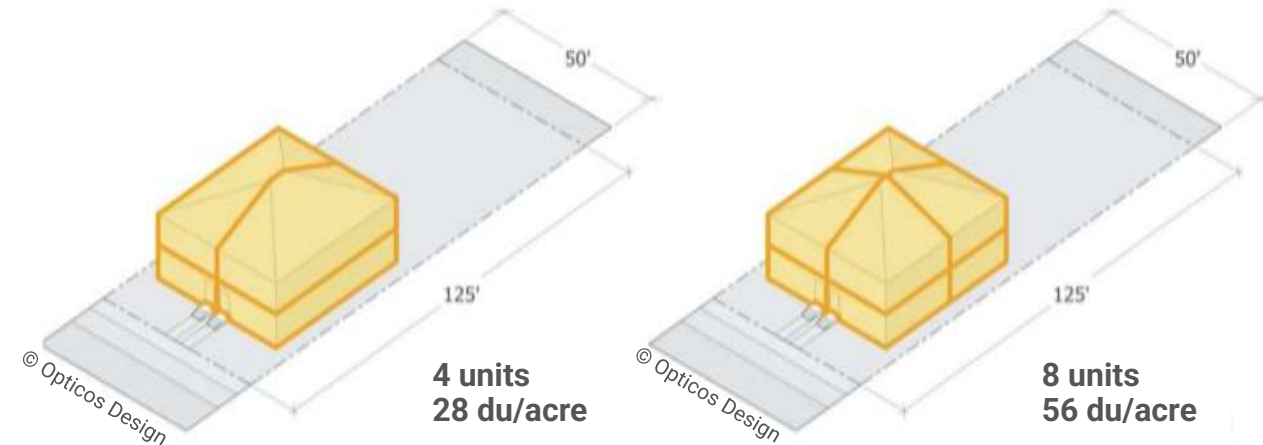


Toolkit concepts

Regulate building size not number of units

Middle Housing can deliver attainability through smaller units. Regulate the building envelope, not minimum unit size or maximum number of units

- ✓ Determine ideal Middle Housing types
- ✓ Coordinate standards to regulate the maximum building envelope for each Middle Housing type
- ✓ Within each building envelope, allow as many units as health and safety standards permit
- ✓ Within this building envelope, incentivize the production of smaller, more attainable units (rather than a few larger units) by requiring lesser parking, lowering impact fee, etc.



Units	Density Yield	Max. Building Footprint	Unit Size
2	13.9	2,400	2,400
3	20.9	2,400	1,600
4	27.9	2,400	1,200
8	55.8	2,400	600

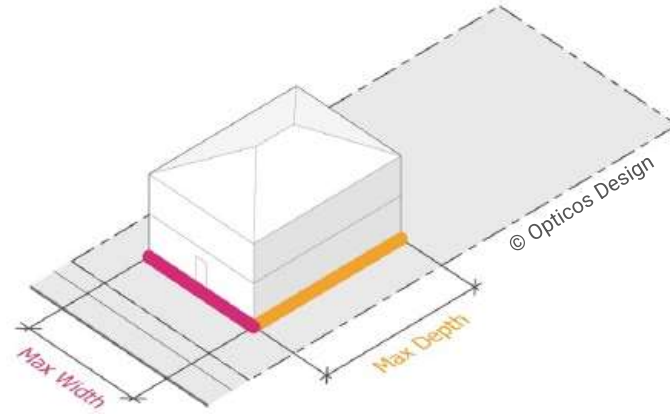
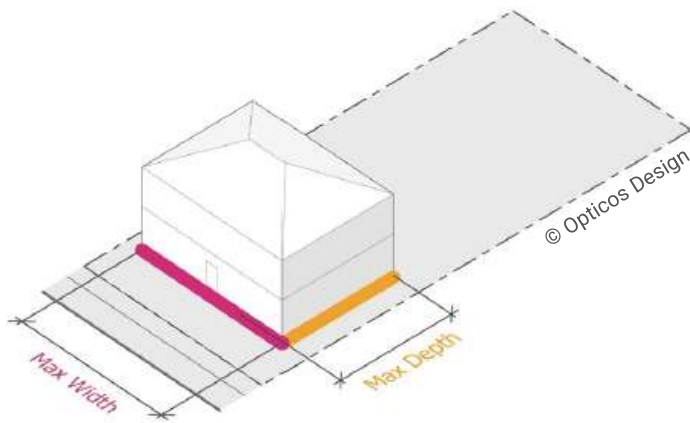
The same building envelope can yield 2 large units or up to 8 smaller units that can be more attainable to middle-income households



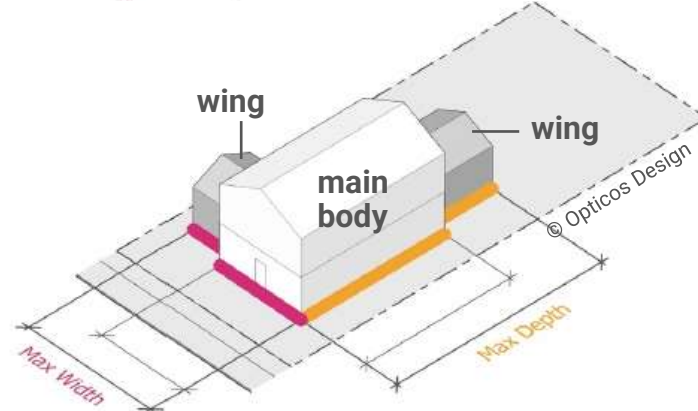
Toolkit concepts

Update standards to recognize house-scale

Regulate building width and depth to get “house-scale” buildings



For larger buildings, consider a “main body” with side and rear “wings”



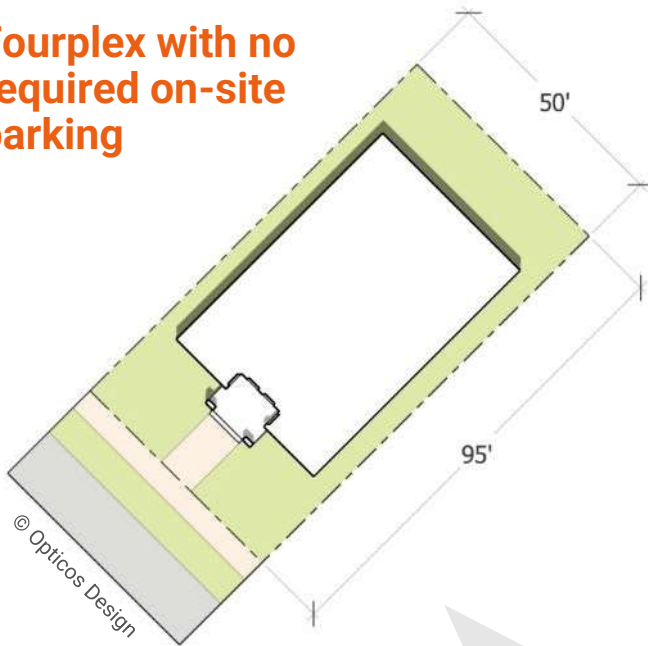
Example: house-scale Fourplex

Toolkit concepts

Right-size parking standards

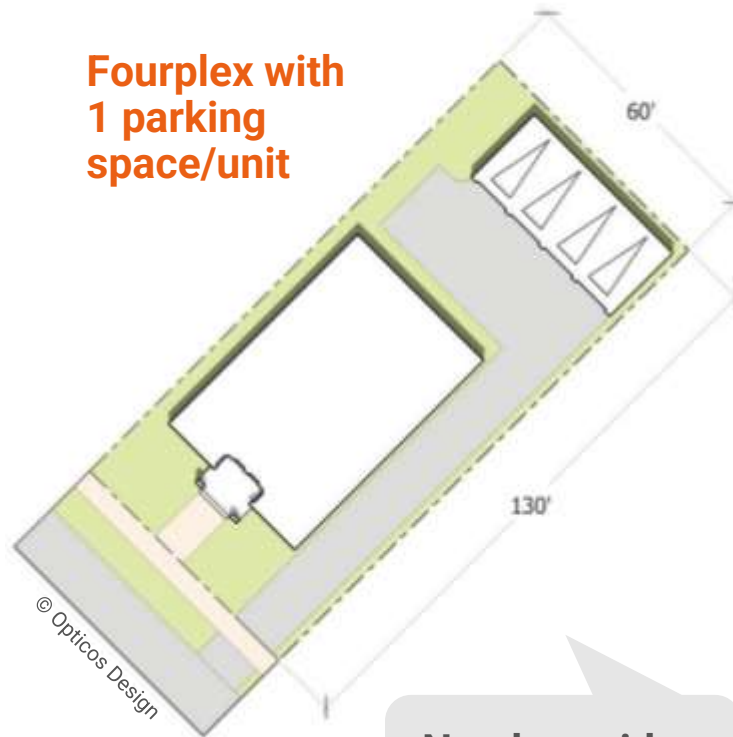
High parking standards often prevent some types of Middle Housing from being built, particularly on small infill lots

Fourplex with no required on-site parking



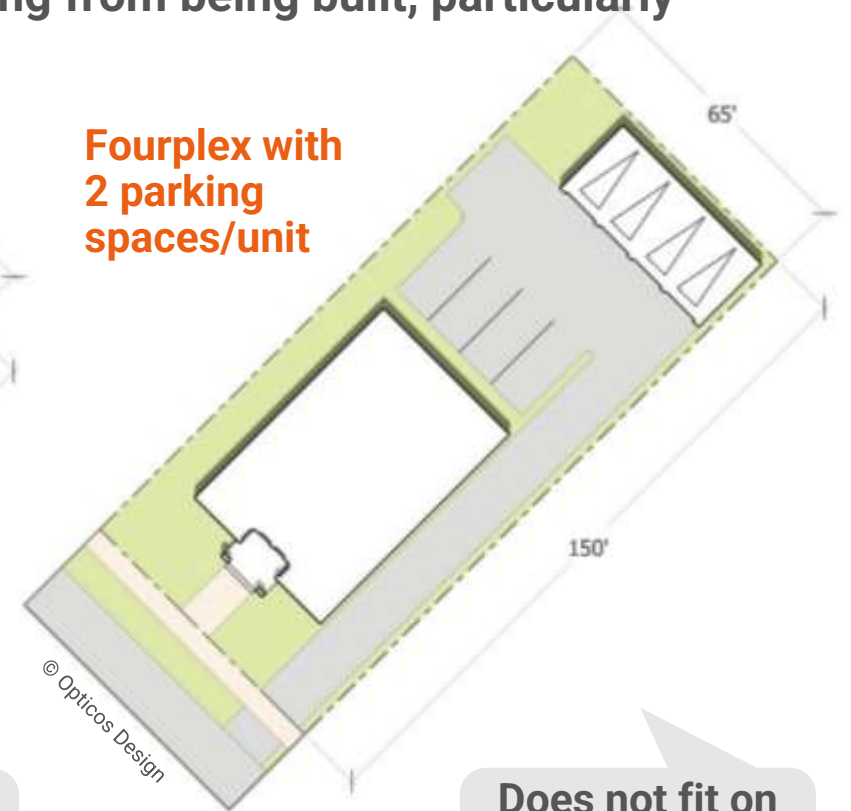
Fits on a small lot

Fourplex with 1 parking space/unit



Needs a wider, deeper lot

Fourplex with 2 parking spaces/unit



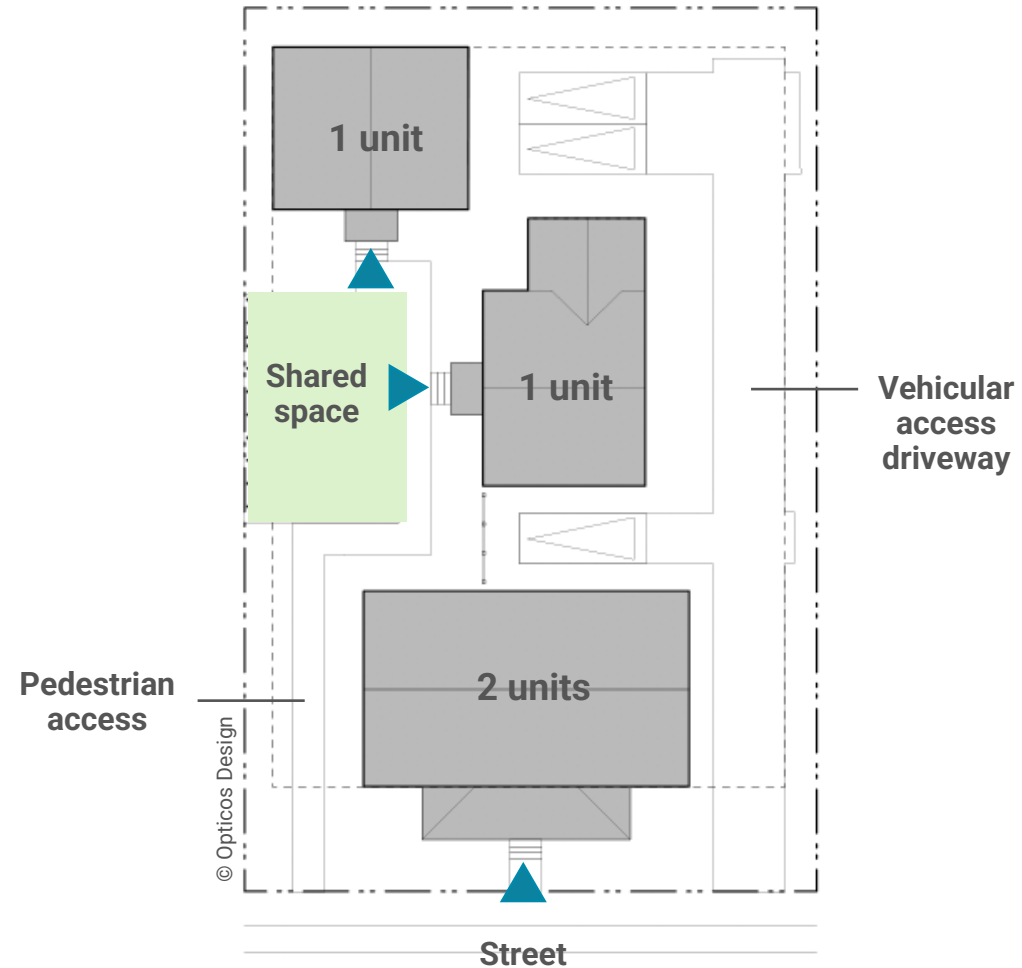
Does not fit on most small lots

Toolkit concepts

Allow multiple buildings on a lot

Make optimal use of deeper lots (> 100') by allowing additional buildings on the same lot

- ✓ Require a “front address” for street-facing units
- ✓ Extend access walkway or a shared space on side, with units facing the pedestrian (not vehicular) access
- ✓ Suitable for Small Middle Housing types (Duplex, Triplex, Fourplex, Cottage Housing)
- ✓ For two lots that are consolidating, encourage Cottage Housing and allow clustered parking





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Thank you!

Joe Tovar

MIDDLE HOUSING POLICY LEAD

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425.263.2792